



July 30, 2014
Project No. 14129

City of Lynnwood
19100 44th Ave W
Lynnwood WA

RE: CITY OF LYNNWOOD GOLF COURSE PARKING LOT EXPANSION

Dear Mr. Dixon,

Attached for your reviews are two layout sketches prepared for a parking lot expansion at the City of Lynnwood golf course located at 20000 68th Ave W, Lynnwood, WA 98036 for your review. Preliminary cost estimates were prepared for each option and are attached also.

Alternative 1

This alternative would add 54 additional parking spaces. The major components include a new asphalt parking lot, relocated lights, stormwater collection, treatment and detention. We also included seal coating for a portion of the existing pavement. The additional parking spaces are located in two areas. The majority of the parking (42 spaces) will be in an existing grass area located south of the existing building. An additional 12 parking spaces will be located adjacent to the curb next to the entrance of the building.

Stormwater from the new parking lot will sheet flow to catch basins located on the north side of the parking lot. From there the stormwater will be conveyed to a modular wetland for treatment. After the stormwater is collected and treated there are options for detention. Two possible options are as follows.

1. Enlarge the existing pond located in the golf course.
2. Construct a 40'x20'x4' concrete vault under the proposed parking lot.

Please note an infiltration rate of 0.25 in/hr was assumed for the design of the concrete vault. If the infiltration rate is lower than 0.25 in/hr the vault size would increase. This option was chosen for the estimate as it most likely would be the more costly of the two options.

The preliminary cost estimate #1 for Alternative 1 is \$ 304,000 which includes sales tax and a 20% contingency. Engineering costs are not included.

Alternative 2

This alternative would add 41 additional parking spaces as part of this preliminary design. The major components include new asphalt parking lot, relocated lights, stormwater collection, treatment and detention. In addition to the main parking area as proposed in the preliminary design seven parking stalls were added west of the driveway. The construction cost estimated for these seven parking stalls was completed separately from the main parking area and are noted as estimate #3. This allows for the option to add these parking stalls to Alternative 1 cost estimate if desired.

ENGINEERING • SURVEYING • ENVIRONMENTAL • REAL ESTATE SERVICES

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Mr. Dixon
14129, City of Lynnwood Golf Course
July 31, 2014
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Stormwater collection, treatment and storage for this alternative will be very similar to the system outlined for alternative #1.

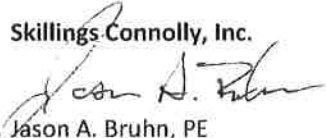
The preliminary cost estimate #2 for Alternative 2 is \$266,000, which includes sales tax and a 20% contingency. Engineering costs are not included.

The preliminary cost estimate #3 for Alternative 2 is \$14,000, which includes sales tax and a 20% contingency. Engineering costs are not included.

Please e-mail or call with any questions.

Sincerely,

Skillings Connolly, Inc.


Jason A. Bruhn, PE
Principal

JAB:jab [http://skillings/projects/2014/14129/project files/ltr7-31-14jb.docx](http://skillings/projects/2014/14129/project%20files/ltr7-31-14jb.docx)

Attachment

ESTIMATE #1 of PROBABLE PROJECT COSTS

for

City of Lynnwood - Golf Course

August 1, 2014

No.	Description	No. Units	Unit	Unit Price	Total
1	Mobilization	1	L.S.	5%	\$11,016.00
	GRADING AND DRAINAGE				
25	Clearing and Grubbing	1.00	LS	\$2,500.00	\$2,500.00
90	Removing Cement Conc. Pavement	200	S.Y.	\$19.00	\$3,800.00
110	Removing Cement Conc. Curb	600	L.F.	\$16.00	\$9,600.00
187	Removing Paint Line	225	L.F.	\$5.00	\$1,125.00
120	Removing Asphalt Conc. Pavement	350	S.Y.	\$38.00	\$13,300.00
310	Excavation	1,000	C.Y.	\$25.00	\$25,000.00
7181	Seal Coat	630	S.Y.	\$2.00	\$1,260.00
	STORM SEWER				
3091	Catch Basin Type 1	3	EA	\$2,000.00	\$6,000.00
3105	Catch Basin Type 2 48 In. Diam.	1	EA	\$3,000.00	\$3,000.00
3577	Solid Wall PVC Storm Sewer Pipe 12 In	220	L.F.	\$28.00	\$6,160.00
9605	Connection to Drainage Structure	1	EA	\$1,500.00	\$1,500.00
	Modular Wetland	1	EA	\$15,000.00	\$15,000.00
	Storm Water Detention Vault	1	EA	\$55,000.00	\$55,000.00
	WATER LINES				
3932	PVC Pipe for Irrigation 2 In.	150	L.F.	\$15.00	\$2,250.00
	SURFACING				
5047	Gravel Base	750	TON	\$21.00	\$15,750.00
5100	Crushed Surfacing Base Course	200	TON	\$31.00	\$6,200.00
5875	Commercial HMA	220	TON	\$105.00	\$23,100.00
	EROSION CONTROL AND ROADSIDE PLANTING				
6414	Seeding, Fertilizing, and Mulching	1.00	L.S.	\$500.00	\$500.00
8058	Landscaping	250.00	S.Y.	\$10.00	\$2,500.00
6407	Topsoil Type A	125.00	C.Y.	\$20.00	\$2,500.00
	TRAFFIC				
6701	Cement Conc. Traffic Curb	540.00	L.F.	\$20.00	\$10,800.00
6806	Paint Line	1,350.00	L.F.	\$2.25	\$3,037.50
6821	Painted Cross Hatch Marking	150.00	L.F.	\$3.00	\$450.00
6862	Painted Access Parking Space Symbol	2.00	EA	\$40.00	\$80.00
6904	Relocate Lights	1.00	L.S.	\$9,000.00	\$9,000.00
	OTHER ITEMS				
3100	Adjust Catch Basin	1	EA	\$400.00	\$400.00
7043	Adjust Junction Box	1	EA	\$500.00	\$500.00

\$231,329

Sales tax 9.5%

\$21,976

Subtotal

\$253,305

Contingency 20%

\$50,661

Grand Total

\$303,966

ESTIMATE #2 of PROBABLE PROJECT COSTS

for

City of Lynnwood - Golf Course

August 1,2014

No.	Description	No. Units	Unit	Unit Price	Total
1	Mobilization	1	L.S.	5%	\$9,628.00
	GRADING AND DRAINAGE				
25	Clearing and Grubbing	1.00	LS	\$2,500.00	\$2,500.00
90	Removing Cement Conc. Pavement	200	S.Y.	\$19.00	\$3,800.00
110	Removing Cement Conc. Curb	380	L.F.	\$16.00	\$6,080.00
187	Removing Paint Line	225	L.F.	\$5.00	\$1,125.00
120	Removing Asphalt Conc. Pavement	350	S.Y.	\$38.00	\$13,300.00
310	Excavation	1,000	C.Y.	\$25.00	\$25,000.00
	STORM SEWER				
3091	Catch Basin Type 1	2	EA	\$2,000.00	\$4,000.00
3105	Catch Basin Type 2 48 In. Diam.	1	EA	\$3,000.00	\$3,000.00
3577	Solid Wall PVC Storm Sewer Pipe 12 In	175	L.F.	\$28.00	\$4,900.00
9605	Connection to Drainage Structure	1	EA	\$1,500.00	\$1,500.00
	Modular Wetland	1	EA	\$15,000.00	\$15,000.00
	Storm Water Detention Vault	1	EA	\$55,000.00	\$55,000.00
	WATER LINES				
3932	PVC Pipe for Irrigation 2 In.	130	L.F.	\$15.00	\$1,950.00
	SURFACING				
5047	Gravel Base	475	TON	\$21.00	\$9,975.00
5100	Crushed Surfacing Base Course	120	TON	\$31.00	\$3,720.00
5875	Commercial HMA	140	TON	\$105.00	\$14,700.00
7055	Cement Conc. Sidewalk	12	S.Y.	\$50.00	\$600.00
	EROSION CONTROL AND ROADSIDE PLANTING				
6414	Seeding, Fertilizing, and Mulching	1.00	L.S.	\$500.00	\$500.00
8058	Landscaping	300.00	S.Y.	\$10.00	\$3,000.00
6407	Topsoil Type A	50.00	C.Y.	\$20.00	\$1,000.00
	TRAFFIC				
6701	Cement Conc. Traffic Curb	475.00	L.F.	\$20.00	\$9,500.00
6806	Paint Line	925.00	L.F.	\$2.25	\$2,081.25
6821	Painted Cross Hatch Marking	140.00	L.F.	\$3.00	\$420.00
6904	Relocate Lights	1.00	L.S.	\$9,000.00	\$9,000.00
	OTHER ITEMS				
3100	Adjust Catch Basin	1	EA	\$400.00	\$400.00
7043	Adjust Junction Box	1	EA	\$500.00	\$500.00

\$202,179

Sales tax 9.5%

\$19,207

Subtotal

\$221,386

Contingency 20%

\$44,278

Grand Total

\$265,664

ESTIMATE #3 of PROBABLE PROJECT COSTS

for

City of Lynnwood - Golf Course

August 1, 2014

Item No.	Description	No. Units	Unit	Unit Price	Total
1	Mobilization	1	L.S.	5%	\$493.00
	GRADING AND DRAINAGE				
25	Clearing and Grubbing	1.00	LS	\$2,500.00	\$2,500.00
110	Removing Cement Conc. Curb	90	L.F.	\$16.00	\$1,440.00
	SURFACING				
5047	Gravel Base	60	TON	\$21.00	\$1,260.00
5100	Crushed Surfacing Base Course	15	TON	\$31.00	\$465.00
5875	Commercial HMA	20	TON	\$105.00	\$2,100.00
	TRAFFIC				
6701	Cement Conc. Traffic Curb	90.00	L.F.	\$20.00	\$1,800.00
6806	Paint Line	130.00	L.F.	\$2.25	\$292.50

\$10,351

Subtotal

Sales tax 9.5%

\$983

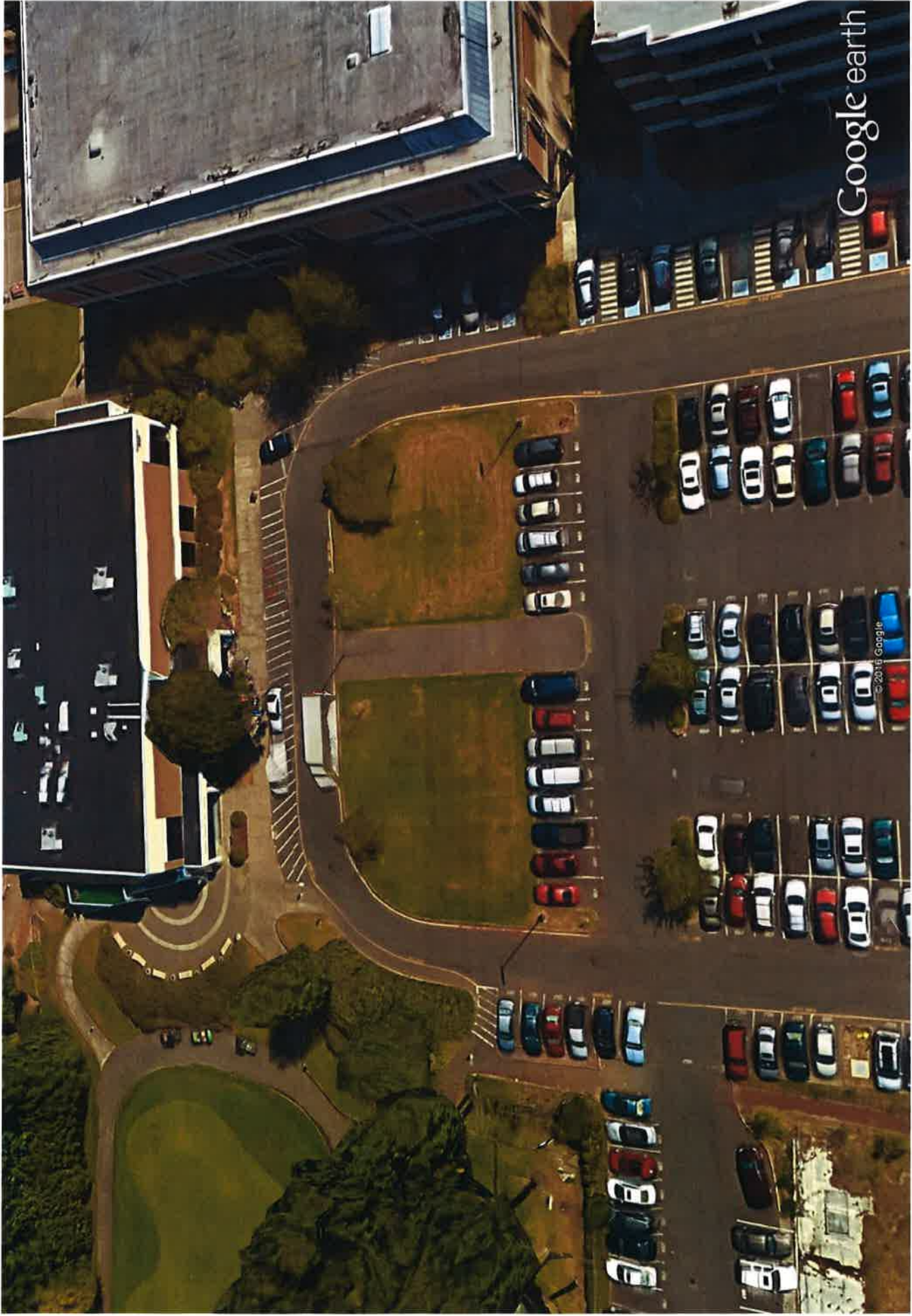
\$11,334

Contingency 20%

\$2,267

Grand Total

\$13,601



Google earth

Google earth

feet
meters

200
60

